

127485

A.P.N.: 012-060-38  
File No: 152-2272683 (MJ)  
R.P.T.T.: \$312.00

FILED FOR RECORDING  
AT THE REQUEST OF €

First American Title  
2006 SEP 26 PM 4 30

LINCOLN COUNTY RECORDER  
FEE 1500 TP# 312.00 DEPAER  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Clifford S. Lewis and Susan E. Lewis  
P.O. Box 472  
Alamo, NV 89001

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dan C. Frehner and Judith A. Frehner, husband and wife

do(es) hereby *GRANT, BARGAIN and SELL* to

Clifford S. Lewis and Susan E. Lewis, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Lincoln, State of Nevada, described as follows:

**PARCEL I:**

**PARCEL 2 AS SHOWN ON SUPPLEMENTAL PARCEL MAP FOR DAN & JUDY FREHNER, RECORDED MAY 17, 2002 IN PLAT BOOK B, PAGE 429, AS FILE NO. 118166, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, SITUATED IN THE SOUTH HALF (S1/2) OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 68 EAST AND THE NORTH HALF (N1/2) OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 69 EAST, M.D.B. & M.**

**PARCEL II:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES THERETO OVER AND ACROSS THOSE PORTIONS OF PARCEL 3 AND 4 LYING WITHIN THE 40 FOOT ROAD RIGHT OF WAY AS SHOWN BY MAP THEREOF RECORDED MAY 17, 2002 AS FILE NO. 118166, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/24/2006

Dan C. Fehner  
Dan C. Fehner

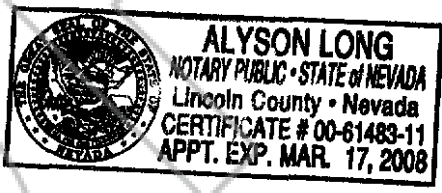
Judith A. Fehner  
Judith A. Fehner

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF LINCOLN )

This instrument was acknowledged before me on June 3, 2006 by Dan C. Fehner and Judith A. Fehner.

Alyson Long  
Notary Public

(My commission expires: March 17, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated May 24, 2006 under Escrow No. 152-2272683.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 012-060-38
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book <u>223</u>	Page: <u>154-155</u>
Date of Recording: <u>Sept 26, 2006</u>	
Notes: <u>#127485</u>	

3. Total Value/Sales Price of Property:

\$80,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

Transfer Tax Value: \$80,000.00

Real Property Transfer Tax Due \$312.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Dan C. Frehner

Signature: Judith A. Frehner

Capacity: Seller

Capacity: Seller

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Dan C. Frehner and Judith A.

Clifford S. Lewis and

Print Name: Frehner

Print Name: Susan E. Lewis

Address: HC 74 Box 300

Address: P.O. Box 472

City: Pioche

City: Alamo

State: NV Zip: 89043

State: NV Zip: 89001

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Company of

Print Name: Nevada

File Number: 152-2272683 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**STATE OF NEVADA  
DECLARATION OF VALUE**

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 b) \_\_\_\_\_  
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 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.    f)  Comm'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

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Signature: Clifford S. Lewis  
 Signature: Susan E. Lewis

Capacity: BUYER  
 Capacity: BUYER

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Dan C. Frehner and Judith A.  
 Print Name: Frehner  
 Address: HC 74 Box 300  
 City: Pioche  
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Clifford S. Lewis and  
 Print Name: Susan E. Lewis  
 Address: P.O. Box 472  
 City: Alamo  
 State: NV Zip: 89001

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 First American Title Company of  
 Print Name: Nevada File Number: 152-2272683 MJ/LK  
 Address: 768 Aultman Street  
 City: Ely State: NV Zip: 89301

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)